

Submitted: June 18, 2015  
Approved: June 18, 2015

**MINUTES OF THE ROCKVILLE  
HISTORIC DISTRICT COMMISSION  
MEETING NO. 05-2015  
Thursday, May 21, 2015**

The City of Rockville Historic District Commission convened  
in the Mayor and Council Chambers on  
May 21, 2015 at 7:00 p.m.

**PRESENT**

Joseph Hansen  
Rob Achtmeyer  
Craig Moloney  
Anita Neal-Powell

**Present:** Payman Tehrani, Assistant City Attorney  
Jim Wasilak, Chief of Planning

**Absent:** Jessica Reynolds

**I. AGENDA REVIEW WORKSESSION (Black Eyed Susan Conference Room)**

**II. COMMITTEE / ORGANIZATION REPORTS**

- A. Peerless Rockville - Peerless Rockville Staff
- B. Lincoln Park Historical Foundation - Anita Neal Powell
- C. Public Comments/Open Forum
- D. HDC and Staff Comments

*Commissioner Achtmeyer moved, seconded by Commissioner Moloney, to move Item #1 to the end of the meeting for 26 Wall Street, HDC2015-00741, following the Evaluation of Significance. The motion passed 4-0 (Commissioner Reynolds was absent).*

**III. CONSENT AGENDA**

**A. APPROVAL OF MINUTES:**

April 16, 2015  
April 18, 2015

**B. REVIEW AND ACTION - MONTGOMERY COUNTY HISTORIC PRESERVATION  
TAX CREDIT APPLICATIONS:**

**TAX CREDITS:**

[HDC2015-00731](#), Megan Dankovich and Dominic Argentieri, 315 Great Falls Road;  
[HDC2015-00735](#), Jeanne O'Meara, 419 W. Montgomery Avenue;  
[HDC2015-00736](#), Thomas Orban, 200 W. Montgomery Avenue;  
[HDC2015-00738](#), Susan Gorant and Douglas Murphy, 117 W. Montgomery Avenue;  
[HDC2015-00739](#), Andrew Sellman, 411 W. Montgomery Avenue;

*Commissioner Moloney moved, seconded by Commissioner Achtmeyer, to approve the Consent Agenda. The motion passed 4-0 (Commissioner Reynolds was absent).*

#### **IV. CERTIFICATES OF APPROVAL**

- A. [HDC2015-00722](#), Curt Adkins, Mitchell and Best Next Door, LLC, for a Certificate of Approval to construct new house with attached garage and removal of fifteen trees at 102 South Van Buren Street.

Jim Wasilak presented the staff report and answered questions from the HDC.

Soo Lee Cho with Miller Miller and Canby, on behalf of the property owner Mitchell and Best, provided an overview of the construction of the new home, stating that the overall specs have been downsized. She also addressed concerns over the trees and the front load attached garage.

The following citizens offered their comments:

James Pontius of 128 South Van Buren Street, who spoke against the construction of the new home because of its size as well as the possibility of cutting down mature trees on the property.

Gary Fegan of 104 West Jefferson Street spoke in favor of the proposed construction of the new home and stated his neighbors that are in close proximity to the property don't object to the new construction either.

*Commissioner Moloney moved, seconded by Commissioner Neal-Powell, to approve HDC2015-00722, for construction of a new house as it meets the Secretary of Interior's Standards #9 and Technical Guidelines #5 and #7. The motion passed 3-1 (Commissioner Reynolds was absent and Commissioner Achtmeyer voted no).*

- B. [HDC2015-00741](#), Rob Achtmeyer and Kate Lenane of 26 Wall Street for a Certificate of Approval to replace front walkway with brick pavers.

Commissioner Achtmeyer recused himself from this item and relocated to the audience as an applicant.

Jim Wasilak presented the staff report and answered questions from the HDC.

Rob Achtmeyer, owner of the property, provided a summary of the materials used in the proposed walkway. He also answered questions from the HDC.

*Commissioner Moloney moved, seconded by Commissioner Neal-Powell, to approve HDC2015-00741 for replacing the front walk with the condition that the applicant use brick instead of brick pavers. The motion passed 3-0 (Commissioner Reynolds was absent and Commissioner Achtmeyer recused himself).*

- C. [HDC2015-00740](#), Jennifer and Kevin Myers of 18 Forest Avenue, for a Certificate of Approval to replace the front porch floor and add new railing.

Jim Wasilak presented the staff report and answered questions from the HDC.

Kevin Meyers, owner of the property, mentioned that his wife's grandparents owned the property for 50 years. He said safety is the concern for the installation of the handrails and the dynamics of the architecture will be preserved and not change. Mr. Meyers asked the HDC for their approval of his request and answered additional questions.

Marat Ragul, contractor for the project, provided a summary of the renovation and the materials that will be used as replacements. He also answered questions from the HDC.

*Commissioner Moloney moved, seconded by Commissioner Achtmeyer, to approve HDC2015-00740, for the replacement of a deck and installation of a handrail on the front and side porch. The motion passed 4-0 (Commissioner Reynolds was absent).*

## V. EVALUATION OF SIGNIFICANCE

- A. [HDC2015-00730](#), Daniel Nyquist of 17 Martins Lane, for an Evaluation of Significance to allow demolition of the existing dwelling.

Carrie Albee with ERM Consultants presented the staff report and recommendation, and answered questions from the Commission.

Applicants Daniel and Louise Nyquist stated that they purchased the property as a tear-down because it had not been occupied for years prior to their purchase and was deemed inhabitable by the seller. The property was purchased with the understanding that it could be subdivided, otherwise they could not afford to construct a new home.

*Commissioner Neal-Powell moved, seconded by Commissioner Achtmeyer, finding that the property at 17 Martins Lane meets the adopted criteria for historic designation and concurs with staff's recommendation. The motion passed 4-0 (Commissioner Reynolds was absent).*

## VI. DISCUSSION

- A. Administrative Approvals – Jim Wasilak stated that Sheila Bashiri put together a list of potential items that would constitute administrative approvals to the zoning ordinance based on their conversation from the retreat for their consideration and feedback.

- B.** Update on Historic Preservation Work Plan – Jim Wasilak said that staff is working on a Historic Preservation text amendment that will consolidate several amendments into a single ordinance.

## **VII. ADJOURN**

There being no further business to come before the Commission, Chair Hansen adjourned the meeting at 9:24 p.m.

Respectfully Submitted

Sandra Y. Driver, Commission Secretary